

**CYNGOR  CYMUNED
COEDPOETH
COMMUNITY COUNCIL**

MINUTES OF COUNCIL MEETING

Tuesday 15th February 2011

PRESENT

Cllr M Dixon – Chair

Cllr C Edwards, Cllr D Unwin, Cllr S Lee, Cllr. M Whitby, Cllr. M Davies & Cllr G R Price

MEETING COMMENCED – 7.30pm

AGENDA ITEM		ACTION
1	<p><u>PRESENTATION FROM THE HOUSING MANAGER AT WREXHAM COUNTY BOROUGH COUNCIL</u></p> <p>The Council received a presentation from Mr David Parry (District Manager) and Mr Gwyn Jones (Policy Officer) in respect of the allocation of Council Housing and how the point scoring system works.</p> <p>In their presentation reference was made to the following:</p> <ul style="list-style-type: none"> • The Council had lost a third of its Housing Stock over the last ten years due to the “Right to Buy” facility. • The current waiting list for Council Housing was 3,200. • In allocating Council Housing Wrexham CBC has to comply with the UK Housing Acts and Welsh Assembly Governments Code of Guidance. In addition, Wrexham CBC is subject to stringent internal and external audit. • In order to obtain a Council House you have to be eligible to join the waiting list. • If applicants give false or misleading information the Council can end their tenancy. • Officers’ from Wrexham receive communications from MP’s, AM’s and Councillors thus ensuring that the Housing Allocation process is open to full scrutiny. • Wrexham CBC will assess applications under the following points scheme to work out a points entitlement (see table below): 	

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WREXHAM COUNTY BOROUGH COUNCIL'S POINTS SCHEME		
CATEGORY	POINTS	ADDITIONAL INFORMATION
Homelessness	100	Homeless unintentionally and in priority need
	50	Homeless unintentionally but not in priority need
	10	Intentionally homeless and in priority need
	5	Intentionally homeless but not in priority need.
Overcrowding	75 - 150	If your home is not big enough for your needs.
Under-Occupation	50	If your home is too big for your needs
Sharing Facilities	50	Households with children
	30	Couples
	20	Singles
Insecurity	50	Wrexham CBC temporary accommodation
	20	Other temporary accommodation
	20	Rough sleepers/no fixed abode
Condition of Property	100	Property of an unsuitable housing standard
	50	Property in urgent need for repair
Children in upper flats	70	Two or more children under the age of 10
	50	One child under 10 years of age
Health & Social Care Needs	100	e.g. Critical medical condition and Borough connection required
	Up to 50	e.g. Serious medical condition
Community Safety and Well-Being Needs	10	In supported accommodation sponsored by Wrexham CBC and require re-housing
Management Points	300	At discretion of Senior Housing Officers if urgent housing issues fall outside the Council lettings policy
Penalty Points re rent arrears	-50	Rent Arrears of £1 to £100
	-100	Rent arrears of £101 to £200
	-150	Rent arrears over £201
Borough Connection	20	e.g. Have lived in the Borough for 3 years in the last 5
Community Connection	25	e.g. Have family associations in the Community – there are 8 community areas in Wrexham

There was a lively question and answer session which included:

- Wrexham CBC does not give any allowance for the length of time on the Housing queue.
- The majority of the people on the waiting list are local people.
- Wrexham can exclude people guilty of anti-social behaviour from the waiting list for up to 12 months.

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	<ul style="list-style-type: none"> • The sale of Council Houses under the “Right to Buy” scheme has significantly reduced of late. • In response to a question about race and ethnicity it was suggested that this should be addressed to Wrexham County Borough Council's Equalities Officer. • When asked why the allocation of Council housing does not favour local people, the reply was that Wrexham CBC treat everybody the same in accordance with the criteria and rules laid down. • In Coedpoeth there are 433 Council Houses and in the last six months 14 Council Houses have been allocated. 	
2	<p><u>INTRODUCTION BY CHAIR</u></p> <p>The Chair outlined the Council’s continuing good progress on a number of key fronts which included awarding stage 1 of the Library building work and the revised charging policies for the Council. In light of two presentations and a busy schedule, the Chair expected Members to remain focused on the issues at hand.</p>	
3	<p><u>APOLOGIES FOR ABSENCE</u></p> <p>Cllr K Woodward, Cllr. M Bostwick, Cllr., M Nelson., Cllr. G Williams & Cllr. C Williams</p>	
3	<p><u>DECLARATIONS OF INTEREST</u></p> <p>Cllrs. D Unwin, C Edwards & G Price declared an interest in the agenda item – Sports Association – included under Council Matters.</p>	
4	<p><u>MINUTES</u></p> <p>The minutes of the Council meeting on 18th January 2010 were approved: Proposed: Cllr C Edwards, Seconded: Cllr D Unwin – Cllr. M Whitby abstained.</p>	
5	<p><u>CLERK’S REPORT</u> The Council accepted and noted the following:</p> <p>A. The Clerk’s action points and progress made. Mention was made that the Dog Warden had been invited to speak at the March 2011 Council meeting.</p> <p>B. The Planning applications received and the Council confirmed that the condition number 13 on planning application should remain because of road safety concerns. Proposed: Cllr D Unwin, Seconded: Cllr C Edwards – Cllr. M Whitby objected and Cllr M Davies abstained.</p> <p>C. The major items of correspondence received.</p>	DVB

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	<p>a. The Council accepted Wrexham County Borough’s Draft Community Cohesion Strategy and felt that the Council website should have a direct link for such draft strategies so that the Community could comment.</p> <p>b. The Council also felt that there was no benefit from Wrexham seeking City status.</p> <p>c. The Council noted that the Ombudsman was still investigating Cllr. M Whitby.</p> <p>D. Councillors’ attendance figures for the last six months.</p> <p>E. The detailed analysis of Income which was welcomed by all Members.</p> <p>F. The progress made on the contracts of employment. It was agreed in the case of the Cemetery Superintendent that he be given a clothing allowance of £50 p.a. and that all certificates of competency required would be paid for by the Council.</p> <p>G. The progress being made on the Council newsletter.</p> <p>H. The urgent repairs carried out and it was agreed that the Clerk would check to see if any of the damage can be claimed off the insurance policy.</p> <p>I. In the case of publicising items of expenditure over £500 it was agreed to wait for specific advice, as advised by DCK Beavers Ltd, and register with the Information Commissioner.</p> <p>J. The two grant applications made to the West Wrexham Small Grants Scheme and Welsh Church Acts Fund were noted.</p> <p>K. The Caretaker moving to grade LO5 (Wrexham County Borough Council pay and conditions) as a result of a job evaluation carried out by officers from Wrexham CBC.</p> <p>L. That the limit for Section 37 Expenditure for 2011/12 was £23,315.</p> <p>M. The money received from AVOW in respect of the Coedpoeth Youth Club.</p> <p>N. Accepted the revised Clwyd Pension Fund Employers rate of 17.6% (instead of 18.9%).</p> <p>O. The Budget Statement up to and including 31st January 2011 and the projected surplus of £19,540 was noted.</p> <p>P. The Clerk undertaking a review of Council costs commencing with payroll.</p> <p><u>The Council approved the following:</u></p> <p>A. Schedule of Payments and the addition of the payment to ADT in respect of CCTV. Proposed: Cllr M Whitby, Seconded: Cllr S Lee – Unanimous.</p> <p>B. The Council approved the following policies on the basis that they would be reviewed annually:</p> <p>a. Disciplinary and Grievance Policy subject to section 3.3 including “Mackenzie’s friend”: Proposed: Cllr C Edwards, Seconded: Cllr D Unwin – Unanimous</p>	<p>DVB</p> <p>DVB</p> <p>DVB</p> <p>DVB</p> <p>DVB</p> <p>DVB</p> <p>DVB</p> <p>DVB</p> <p>DVB</p> <p>DVB</p> <p>DVB</p> <p>DVB</p>
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	<p>b. Expenses Policy subject to the inclusion of a rate for staff using their own van on approved Council business - 60p per mile and £5 per hour. Proposed: Cllr M Whitby, Seconded: Cllr D Unwin – Unanimous</p> <p>C. The Cemetery Superintendent’s request for a bench and an additional 3 dog bins in the Cemetery. Proposed: Cllr S Lee, Seconded: Cllr M Davies – Unanimous.</p> <p>D. The new charging policy for the Parish Hall and Library with the exception of the charge for the main Hall (after 9.30pm) and requested that the Clerk determine what other Parish Halls are charging. Proposed: Cllr M Whitby, Seconded: Cllr M Davies – Unanimous.</p> <p>E. The new charging policy for rent of Council properties. Proposed: M Whitby, Seconded: Cllr C Edwards – Unanimous.</p> <p>F. That the Cemetery Lodge has a full electrical rewiring on the basis that the estimate received is lower than the Bolton Birch estimate for the same work. Proposed: Cllr G Price, Seconded: Cllr M Whitby – Unanimous.</p> <p>G. That the Council obtain the necessary gas and electrical safety certificates for the Cemetery Lodge. Proposed: Cllr C Edwards, Seconded: Cllr S Lee – Unanimous.</p> <p>H. The costs in addressing stage 1 of the building work for the Library on the grounds that value for money was demonstrated by going out to tender and that the total price quoted was significantly under the Bolton Birch (a firm of Surveyors) estimate. The Council also approved an additional budget for a roof over the Boiler Room and the Clerk having a small budget to cover minor variations in price owing to unforeseen circumstances. Proposed: Cllr G Price, Seconded: Cllr C Edwards – Unanimous.</p>	<p>DVB</p> <p>DVB</p>												
<p>6.</p>	<p><u>COUNCIL MATTERS</u></p> <p>The Sports Association requested that the Council write a further letter to Wrexham County Borough Council about the poor state of the football pitches at Penygelli which was agreed.</p>													
<p>7.</p>	<p><u>POLICING MATTERS</u></p> <p>PCSO S Roberts made a presentation to the Council which included Crime Statistics for January 2011 (see table below):</p> <table border="1" data-bbox="399 1841 1139 2065"> <thead> <tr> <th>OFFENCE</th> <th>DECEMBER 2011</th> </tr> </thead> <tbody> <tr> <td>BOTD</td> <td>1</td> </tr> <tr> <td>Assault</td> <td>1</td> </tr> <tr> <td>Criminal Damage</td> <td>3</td> </tr> <tr> <td>Rowdy/Nuisance/Juveniles</td> <td>9</td> </tr> <tr> <td>Rowdy/Nuisance/Others</td> <td>7</td> </tr> </tbody> </table>	OFFENCE	DECEMBER 2011	BOTD	1	Assault	1	Criminal Damage	3	Rowdy/Nuisance/Juveniles	9	Rowdy/Nuisance/Others	7	
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	<ul style="list-style-type: none"> • Correspondence from a member of the Community in response to anti-social behaviour outside the Council buildings. <ul style="list-style-type: none"> ○ The Council expressed its deep concern over the contents of the correspondence and the distress and damage caused. ○ PCSO S Roberts confirmed that police officers confiscate alcohol from minors, and respond to situations in accordance with the severity of the complaint and confirmed that the Police had only recently checked that all establishments selling alcohol in Coedpoeth did not sell alcohol to minors. In addition, PCSO S Roberts confirmed that police officers regularly patrol known hot spots in the Village but that they cannot be everywhere at the same time. ○ The Council discussed the following recommendations: <ul style="list-style-type: none"> ▪ <u>Lock the Park at Night</u> – The Park is the responsibility of Wrexham County Borough Council and the Clerk would write requesting that the Park be closed at night. Members expressed some concern that there might be a right of way and the practical implications of evicting people from the Park. ▪ <u>Light the Park</u> – The Council approved the purchase of an infra red security light which would be located above the CCTV camera - Proposed: Cllr M Whitby, Seconded: Cllr M Davies – Unanimous. ▪ <u>Upgrade the CCTV</u> – The Council felt that the CCTV was adequate for the needs of the Council and the Park and that the additional infra red lighting (see above) would provide more light and definition in respect of images. It was Council policy that the CCTV cameras were not to be intrusive as regards covering private property. ▪ <u>Regular Police presence</u> – PCSO S Roberts confirmed that the Police regularly patrol the Park. Certain Members of the Council expressed that they, and their constituents, had raised doubts about the ability of the Police to provide adequate support and control of such events. • The Clerk reported that he had been informed by PC P Barrett that he will cease to be Village Community Beat Manager and that he will become part of a pool of police officers serving a number of villages. It was confirmed that the two PCSO’s would continue to police the Village. 	
8.	<p><u>WREXHAM COUNTY BOROUGH MATTERS</u></p> <p>This item was included under the Clerk’s report.</p>	

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9.	<p><u>ANY OTHER BUSINESS</u></p> <p>The items raised included:</p> <ol style="list-style-type: none"> 1) The Council recommended that Cllr G Williams be appointed to the Youth Club Management Committee a) Proposed: Cllr G Price, Seconded: Cllr M Whitby – Unanimous. 2) Cllr. M Whitby requested that the Clerk write to Wrexham County Borough Council about motorists not complying with the one way system in the main car park off the High Street. 3) Cllr. C Edwards asked if the Council has a sign in the car park stating that motorists' park at their own risk. It was agreed that the Clerk would investigate. 4) The Clerk reported that there is the possibility of funding from Wrexham County Borough Council to brighten up the High Street - e.g. hanging baskets - for the Eisteddfod subject to match funding by the Council. The Council agreed to this in principle: a) Proposed: Cllr C Edwards, Seconded: Cllr S Lee – Unanimous. 5) It was agreed that the Scrutiny Sub-Committee meeting planned for 1st March 2011 be deferred and that a report be submitted to the March 2011 Council meeting outlining the approach the Council need to take. <p>The Clerk left the room.</p> <ol style="list-style-type: none"> 6) The Chair reported back to Council on the Staffing Committee's recommendation that the Clerk be moved to LC2 (scale point 32), with effect from the 1st February, based on the duties and responsibilities of the post, the job profile and guidance issued by the National Association of Local Council's. a) Proposed: Cllr G Price, Seconded: Cllr C Edwards – Unanimous. 	<p>DVB</p> <p>DVB</p> <p>DVB</p>
16.	<p><u>NEXT MEETING</u></p> <p>15th March 2011 – Full Council Meeting</p>	

MEETING FINISHED – 10.00pm

Dave Bamber CPFA Clerk to the Council